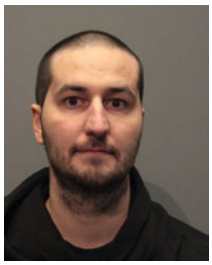
Milford Police Department
Arrest Report

Arrest #: 25-51634-AR
Call #: 25-51634

Date/Time Reported: 12/30/2025 @ 1604
Arrest Date/Time: 12/30/2025 @ 1604
Booking Date/Time: 12/30/2025 @ 1653



OBTN: TMIF202522468
Court: Milford District Court
Court Date: 01/02/2026 @ 0830
Reporting Officer: Officer Austin Chapski
Assisting Officer: Officer Jake Mastrianna
Booking Officer: Officer Austin Chapski
Approving Officer: Sergeant Kara Maguire

Signature: _____

Bail For Court: Milford District Court Set: 12/30/2025 @ 1739
Personal Recognizance Set 0.00
Personal Recognizance Set
Bail Set By: BC10 Bail Magistrate Susan Benes
Bail Payment: 12/30/2025 @ 1830 by Cash $0.00
Bail Paid By: Defendant
Released: 12/30/2025 @ 1830

Signature: _____

#	DEFENDANT(S)	SEX	RACE	AGE	SSN	PHONE
1	**COCKROFT, JAMES V** 186 N MAIN WEBSTER MA 01570	M	W	32	**********[redacted]	

Military Active Duty: N
HEIGHT: 510 - 600 WEIGHT: 180 - 190 HAIR: BLACK EYES: BROWN
BODY: SKINNY COMPLEXION: LIGHT
DOB: [redacted] PLACE OF BIRTH: BOSTON, MA
LICENSE NUMBER: [redacted] ETHNICITY: NOT HISPANIC
PCF #: [redacted]
GENDER IDENTITY: Male
PRONOUNS: he/him/his
PRIMARY CARETAKER: N

[CONTACT INFORMATION]

Home Phone (Primary) [redacted]

[APPEARANCE]

GLASSES WORN: NO

[FAMILY/EMPLOYMENT INFORMATION]

MARITAL STATUS: SINGLE
FATHER'S NAME: [redacted]
MOTHER'S NAME:

OCCUPATION: UNEMPLOYED

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[RIGHTS/BOOKING CHECKS]

RIGHTS ADVISED BY: Officer Austin Chapski DATE/TIME: 12/30/2025 @ 1653
PHONE USED: N
ARRESTEE SECURED: Y 12/30/2025 1728
ARRESTEE CELL #: M1

FINGERPRINTED: Y
PHOTOGRAPHED: Y
VIDEO: AUDIO/VISUAL
SUICIDE CHECK: Performed
PERSONS: State&Federal
NCIC VEHICLE CHECK: Not Performed
INJURY OR ILLNESS: N

#	OFFENSE(S)	ATTEMPTED	TYPE

LOCATION TYPE: Residence/Home/Apt./Condo Zone: D SECTOR
7 SHADOWBROOK LN Apt. #11
MILFORD MA 01757

1 **TRESPASS** N **Misdemeanor**
266/120 **266** **120**
OCCURRED: 12/30/2025 1604

#	PERSON(S)	PERSON TYPE	SEX	RACE	AGE	SSN	PHONE
1	**MARANDA, LEE** 151 FEDERAL ST BLACKSTONE MA 01504 DOB: [redacted]	**PARTICIPANT**	**M**	**W**	**67**	**********	[redacted]
2	**COCKROFT, JESSICA** 13 TENNYSON RD READING MA 01867 DOB: [redacted]	**PARTICIPANT**	**M**	**W**	**34**	**********	[redacted]

NARRATIVE FOR OFFICER AUSTIN CHAPSKI

Ref: 25-51634-AR

On December 30, 2025, I, Officer A. Chapski, was assigned to the 1600-0000 hours uniformed patrol shift in marked cruiser #213 for the Milford Police Department. At approximately 1550 hours, at roll call I was advised by K-9 Officer B. Sanchioni that he just spoke with a male party identified as James Cockroft (DOB: [redacted]). Officer B. Sanchioni stated James came into the lobby requesting to gain entry to his deceased father's unit. Officer B. Sanchioni advised James he needed to go to probate court to address the issue as it was not a police matter. James stated if it came to it he would break and enter the property. Officer B. Sanchioni again advised him not to do so. James then left the Milford Police station. (See call #25-51633)

At approximately 1604 hours, Officer Mastrianna and I were dispatched #7 Shadowbrook Lane as James was now on scene requesting the assistance of Milford Fire Department to gain entry into unit #11. Officer Mastrianna and I proceeded to #7 Shadowbrook Lane and I observed James standing in the common area for the condominium units. We made contact with James and advised him Milford Fire would not be assisting him with gaining entry into his father's unit. James stated he had a legal right to enter the unit and retrieve his belongings. I advised James this was not the case and he pulled out numerous court documents. Upon reviewing the court documents, it appeared James had numerous petitions to the court but no document stating he had a legitimate reason to be on the property at this time. I told James based on the paperwork he provided he needed to go back to Probate Court and have the issue addressed with them. James appeared to be not comprehending what I was telling him and continued to rant about unrelated topics. I later learned from Jessica that James was diagnosed with schizophrenia and has not been taking his medications.

At this time, James told Officer Mastrianna and I that he was not going to be leaving tonight and we will "Have to take him to jail." I again advised James he needed to leave and he stated "Let's go take me to jail, I have nothing better to do tonight." and placed his hands behind his back. Based on this, I requested the property manager come down to the common area.

A few moments later, I met with Lee Maranda, the property manager for Shadowbrook Condominiums. I explained that James wanted access to his deceased father's unit despite not having any paperwork from the court stating he could enter the premise. Lee stated he has been working with Jessica Lowe, James' sister regarding the unit as she was named the "Executor of the Estate" by probate court on December 16, 2025. I explained that James refused to leave the property and was being uncooperative. Lee stated he did not want James remaining on the property as he was continually causing problems and being disruptive. I asked Lee if he wanted us to have James trespassed from the property and he stated yes. Lee and I then proceeded back inside and spoke with James.

Lee told James due to his behavior and had no lawful purpose for being present, Lee advised James, he wanted him to leave the Shadowbrook Condominiums numerous times. James once again refused to leave. Based on this, probable cause now existed to arrest James for Trespassing as he had been verbally trespassed and was still refusing to leave.

At this time, I had James place his hands behind his back and placed him into handcuffs, which were checked for appropriate fit and double-locked. I searched James and placed him into the rear partitioned portion of cruiser 213. I subsequently transported James to the Milford Police Station, where he was booked, per department policy and afforded all applicable rights. The booking area is audio and visual recorded. James stated he did not wish to make a phone call. Bail Commissioner Benes set James' bail at personal recognizance. At the conclusion of booking, James was placed into cell #M1 to await bail.

At 1830 hours, James was bailed and all property was returned to him. At this time, no further police action taken.

Respectfully Submitted,

Officer A. Chapski #707
Milford Police Department

** Portions of this report have been redacted **